

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO
MINUTES OF REGULAR SCHEDULED MEETING OF
JANUARY 26, 2006
IN CITY COUNCIL CHAMBERS - 12TH FLOOR
CITY ADMINISTRATION BUILDING**

CHRONOLOGY OF THE MEETING:

Chairperson Schultz called the meeting to order at 9:05 a.m. Commissioner Steele adjourned the meeting at 2:15 a.m.

ATTENDANCE DURING THE MEETING:

Chairperson Barry Schultz-present/ Not present for 15-19
Vice-Chairperson Kathleen Garcia- Not present
Commissioner Carolyn Chase-present
Commissioner Robert Griswold- present/Not present for Items 1-5
Commissioner Gil Ontai-present
Commissioner Dennis Otsuji- present
Commissioner Mark Steele- present/Not present for items 1-3
Cecilia Williams, Planning Department - present
Mike Westlake, Development Services-present
Jeff Strohminger, Development Services - present
Doug Humphreys, City Attorney- present
Sabrina Curtin, Recorder-present

ITEM 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

None

ITEM 2: **REQUESTS FOR CONTINUANCE:**

None

ITEM 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

Items # 10 was placed on the consent agenda.

ITEM 4: **DIRECTOR'S REPORT:**

Gail Goldberg wished a final farewell to the Commission, as she was attending her last Planning Commission meeting.

Jeff Strohminger advised the Commission on the first round of Condo Conversion Regulations adopted by City Council on Tuesday. The second round of regulations will be presented to LU&H in the upcoming months.

ITEM -5: **COMMISSION COMMENT:**

Commissioner Griswold, again, expressed his concerns with the ownership statements needing to be completed before presented to the Planning Commission

Chairperson Schultz spoke of his meet and greet to the Community Planners Committee (CPC) last Tuesday night. The CPC addressed there concerns on issues with the process of projects presented to the Planning Commission hearings.

Commissioner Chase advised the Commission that her term has expired and this would be her last meeting. Chairperson Schultz informed Commissioner Chase she may stay on until a replacement is appointed.

ITEM 6: **APPROVAL OF THE MINUTES FOR NOVEMBER 17, 2005 AND DECEMBER 8, 2005.**

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE THE MINUTES FOR NOVEMBER 17, 2005. Second by Commissioner Otsuji. Passed by a 5-0 with Commissioner Garcia not present and Commissioner Griswold abstaining.

MOTION BY COMMISSIONER GRISWOLD TO APPROVE THE MINUTES FOR DECEMBER 8, 2006. Second by Commissioner Ontai. Passed by a 6-0 vote with Commissioner Garcia not present.

ITEM 7 *Continued from December 8, 2005:*

4430 NORTH AVENUE TENTATIVE MAP – PROJECT NO. 50795

Michelle Sokolowski gave a brief update to the Commission, since the last time the item was heard.

Speaker slip submitted in favor by Mary Castagnola and Robert Bateman.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER OINTAI TO CONTINUE TO FEBRUARY 16, 2006 AND RETURN WITH THE FOLLOWING CONDITIONS ADDRESSED:

REQUIRE A BUILDING INSPECTION TO BE COMPLETED BY A CERTIFIED ENGINEER

DEVELOP SOME TYPE OF LANDSCAPING OVER THE PARKING AREA TO HELP WITH THE APPEARANCE.

ALSO, REQUEST THAT THE APPLICANT AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE

BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 5-1 vote with Commissioners Griswold voting nay and Commissioner Garcia not present.

ITEM 8: *Continued form January 12, 2006:*

4113 43rd STREET TENTATIVE MAP - PROJECT NO. 75909

Patricia Grabski gave a brief update to the Commission, since the last time the item was heard.

COMMISSION ACTION:

Motion by Commissioner Griswold to deny staff's recommendation as outlined in Report No. PC-06-028 to the Planning Commission. Commissioner Griswold is not able to make finding two, which states:

- The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (land Development Code Section 125.0440.h and State Map Act Section 66412.3).

Second by Commissioner Chase. Fails by 3-3 vote with Commissioners Garcia not present and Commissioners Schultz, Otsuji and Ontai voting nay. Item will trail to the next scheduled meeting for a full Commission.

ITEM 9: ***CYPRESS GREENS– PROJECT NO. 67904**

Item No. 9 was taken out of order and heard first.

Laura Black presented Report No. PC-06-010 to the Planning Commission.

Speaker Slips submitted in opposition of the appeal by Donna Jones, Jim Kilgore, Daniel Rehm, John Nabors.

Speaker slips submitted in favor of the appeal by Gail Stoewer and Ed Lenderman.

COMMISSION ACTION:

Motion by Commissioner Ontai to deny the appeal and approve the project as outlined in Report No. PC-06-010 to the Planning Commission with additional condition: redesign the tot lot as a passive area. Second by Commissioner Steele. Failed by a 3-3 vote with Commissioner Griswold, Chase and Chairperson Schultz voting nay and Commissioner Garcia not present.

MOTION BY COMMISSIONER STEELE TO RECONSIDER FIRST MOTION
Second by Commissioner Otsuji. Passed by a 5-1 vote with Commissioner Ontai
voting nay and Commissioner Garcia not present.

MOTION BY COMMISSIONER CHASE TO CONTINUE TO FEBRUARY 16,
2006. Second by Commissioner Griswold. Passed by 5-1 vote with Commissioner
Ontai voting nay and Commissioner Garcia not present.

ITEM 10: ***CENTERPOINT - PROJECT NO. 74816**

COMMISSION ACTION:

CONSENT MOTION BY COMMISSIONER CHASE TO APPROVE STAFF'S
RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-020 TO THE
PLANNING COMMISSION. Second by Commissioner Griswold. Passed by a 4-1
vote with Commissioner Otsuji voting nay and Commissioners Garcia and Steele not
present. Resolution No. 3939-PC

ITEM 11: **3684 ALEXIA PLACE MAP WAIVER AND EASEMENT VACATION
PROJECT NO.70573**

Paul Godwin presented Report No. PC-06-01 to the Planning Commission.

Speaker slip submitted in favor by Jeremy Cowan.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO THE CITY COUNCIL,
TO RECOMMEND DENIAL ON THE REQUEST TO WAIVE THE UNDER
GROUNDING OF THE UTILITIES; DENIAL OF THE MAP WAIVER AND
DENIAL OF THE EASEMENT VACATION. Second by Commissioner Chase.
Passed by a 5-1 vote with Commissioners Ontai voting nay and Commissioner Garcia
not present.

ITEM 12: **2913 A STREET TENTATIVE – PROJECT NO. 68656**

Will Zounes presented Report No. PC-06-043 to the Planning Commission.

Speaker Slip submitted in favor by Walter Schwerin.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO APPROVE STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-043 TO THE PLANNING COMMISSION WITH ADDITIONAL CONDITIONS:

ALSO, REQUEST THE APPLICANT TO AGREE TO THE FOLLOWING CONDITIONS:

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SUBMIT LANDSCAPE PLANTING AND IRRIGATION PLANS DEMONSTRATING LANDSCAPE UPGRADES TO THE PROPERTY.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL SECURE ALL NECESSARY BUILDING PERMITS TO REPLACE THE EXISTING ROOF AND REMOVE THE EXISTING MANSARD ROOF ELEMENT.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL RELOCATE THE EXISTING TWO SECOND-STORY MIDDLE WINDOWS SO THEY ARE SYMMETRICAL WITH THE REST OF THE FACADE.

PRIOR TO RECORDING A FINAL MAP, THE SUBDIVIDER SHALL PROVIDE AN INDEPENDENT EVALUATION PREPARED IN ACCORDANCE WITH THE STATE OF CALIFORNIA BUSINESS & PROFESSIONS CODE INCLUDING SECTION 7195) OF THE EXISTING CONDITIONS OF THE BUILDING TO THE SATISFACTION OF THE CITY MANAGER. THIS INFORMATION SHALL INCLUDE, BUT NOT BE LIMITED TO: THE STRUCTURAL INTEGRITY; MECHANICAL; ELECTRICAL; AND PLUMBING SYSTEMS OF THE BUILDING. THE APPLICANT SHALL PROVIDE PROOF OF COMPLIANCE OR OTHER MEANS TO ASSURE ANY RECOMMENDATIONS TO REPAIR OR REPLACE THOSE SYSTEMS TO THE SATISFACTION OF THE CITY MANAGER. Second by Commissioner Otsuji. Passed by a 5-1 vote with Second by Commissioner Otsuji. Passed by a 5-1 vote with Commissioners Griswold voting nay and Commissioner Garcia not present. Resolution No. 3940-PC.

ITEM 13: THIRD AVENUE TENTATIVE MAP AND STREET VACATION PROJECT NO. 33105

Speaker slip submitted in favor by David Parot, Judy Preston, Steven Russell, Nancy Moors, Ann Garwood, and Warren Simon.

No one present to speak in opposition

COMMISSION ACTION:

MOTION BY COMMISSIONER STEELE TO RECOMMEND APPROVAL TO THE CITY COUNCIL AS OUTLINED IN REPORT NO. PC-06-012 TO THE PLANNING COMMISSION, WITH ADDITIONAL CONCERNS; THAT THE HISTORICAL RESOURCE BOARD REVIEWS THE IMPROVEMENTS THAT ARE BEING PURPOSED BY THE APPLICANT THAT MAY SERVE TO DEGRADE THE HISTORICAL INTEGRITY OF THE BUILDING. Second by Commissioner Ontai. Passed by a 5-1 with Commissioner Griswold voting nay and Commissioner Garcia not present. Resolution No. 3941-PC

ITEM 14: 4857 NARRAGANSETT TENTATIVE MAP – PROJECT NO. 71122

Applicants request a continuance to return with a list of improvements on a more detailed Landscape Plan.

COMMISSION ACTION:

MOTION BY COMMISSIONER CHASE TO CONTINUE TO FEBRUARY 2, 2006. Second by Commissioner Griswold. Passed by a 5-0 vote with Commissioner Garcia and Chairperson Schultz not present.

ITEM 15: 4945 NARRAGANSETT TENTATIVE MAP – PROJECT NO. 71127

Applicants request a continuance to return with a list of improvements on a more detailed Landscape Plan.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO CONTINUE TO FEBRUARY 2, 2006. Second by Commissioner Chase. Passed by a 5-0 vote with Commissioner Garcia and Chairperson Schultz not present.

**ITEM 16: CITY VILLAS CONDOMINIUMS– PROJECT NO. 73563
(Formally known as 837 16th Street)**

Pete Lynch briefly presented Report No. PC-06-041 to the Planning Commission.

Speaker Slip submitted in favor by Michael D’Amelio and Patricia McCall.

Public testimony was closed.

COMMISSION ACTION:

Motion by Commissioner Ontai to approve staff’s recommendation as outlined in Report No. Pc-06-044 to the Planning Commission. Second by Commissioner Otsuji. Failed by a 3-2 vote with Commissioners Chase and Griswold voting nay and Commissioner Garcia and Chairperson Schultz not present. Item will be trailed to the next scheduled meeting for full Commission.

ITEM 17: 6627 LAJOLLA BOULEVARD TENTATIVE MAP – PROJECT NO. 60030

John Fisher gave a very brief presentation on Report No. PC-06-44.

Speaker slip submitted in favor by Michael D’Amelio.

No one present to speak in opposition.

COMMISSION ACTION:

MOTION BY COMMISSIONER ONTAI TO APPROVE’S STAFF’S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-044 TO THE PLANNING COMMISSION. Second by Commissioner Otsuji Passed by a 4-1 vote with Commissioner Chase voting nay and Commissioner Garcia and Chairperson Schultz not present. Resolution No. 3942-PC

ITEM 18: 4641 HOME AVENUE TENTATIVE MAP – PROJECT NO. 74689

Speaker slip submitted in favor by Joseph Scharlahi.

No one present to speak in opposition.

COMMISSION ACTION:

Motion by Commissioner Griswold to deny staff’s recommendation as outlined in Report No. PC-06-030 to the Planning Commission. Commissioner Griswold is not able to make finding two, which states:

- The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (land Development Code Section 125.0440.h and State Map Act Section 66412.3).

Second by Commissioner Otsuji. Fails by 3 2 vote with Commissioners Garcia not present and Commissioners Otsuji and Ontai voting nay. Item will trail to the next scheduled meeting for a full Commission.

ITEM 19: **3907 GEORGIA TENTATIVE MAP – PROJECT NO. 60030**

Speaker slip submitted in favor by David Parot and Julie Osborn.

Speaker slip submitted in opposition by Julie Ann Osborn.

COMMISSION ACTION:

MOTION BY COMMISSIONER GRISWOLD TO APPROVE'S STAFF'S RECOMMENDATION AS OUTLINED IN REPORT NO. PC-06-044 TO THE PLANNING COMMISSION. Second by Commissioner Ontai. Passed by a 5-0 vote with Commissioners Garcia and Chairperson Schultz not present.
Resolution No. 3943-PC

Commissioner Steele adjourned the Planning Commission meeting at 2:15 p.m.